

# BEFORE: House of Happiness

Church Hill, Richmond





# AFTER: The Goodwyn at Union Hill

Church Hill, Richmond





# Single-Family Homes: Church Hill



# Our Business Model:



BHC

Multi-Family

Single-Family

Property  
Management

Resident Services



MF & PM generate  
**90%** of BHC's  
annual budget

*(the balance is secured  
through philanthropy and  
public sector contracts)*



SF & RS support  
BHC's **mission** in  
very tangible ways

# Higher Education Scholarships



- Founders Scholarship Fund established in 2014
- \$10,000 in scholarships awarded each year to any BHC resident age 17+
- Competitive applications in spring
- Panel of external judges evaluate applications
- Goal to endow in perpetuity

Last year, Joi graduated from Virginia Union University with a 4.0 GPA. She's now living her dream as an elementary school teacher.



# Career Navigation



- 8-week jobs training course
- Hard and soft skills, confidence building, goal setting, interview skills
- On-site job fairs, interviews
- Job search and application assistance
- Former program graduates provide group support to current participants

After two years of unemployment, Mr. Woolridge completed our JOBS program and got a full-time supervisory position at a local hotel.

# Aging in Place



- Health, wellness and nutrition programs
- Social activities, field trips
- Medical case management
- Free groceries 2x/month
- Heating & cooling assistance help
- Help applying for entitlements

One of BHC's first residents, Mrs. Florence Wright celebrated her 100<sup>th</sup> birthday in 2019.



# 2020 Strategic Plan Goals



- ✓ Produce or preserve 1,500 units of quality affordable housing in 5 years

- ✓ Grow enriched services to assist our residents in reaching their fullest potential and to be joyful



- ✓ Become a 100% self-sustaining corporation

- ✓ Continue to lead advocacy and systems change initiatives







# WEALTH BUILDING THROUGH HOME OWNERSHIP



**ARMSTRONG SUB-DIVISION**

**HIGHLAND GROVE SUB-DIVISION**



# MORE AFFORDABLE HOUSING FOR RVA



**MARKET WOODS SENIOR HOUSING  
WINCHESTER FOREST FAMILY HOUSING  
CAMEO FAMILY HOUSING**

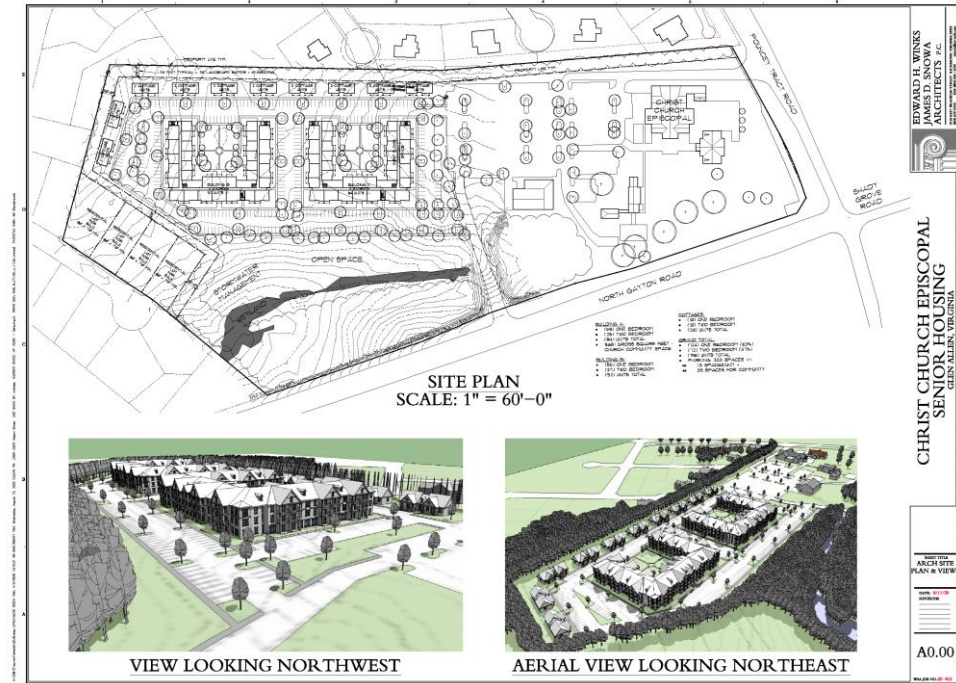






	Area	Units/Use	Height	Parking Spaces Required
Building #1	3,000 SF	Community	1 Story	10
Building #2	83,957 SF	75 Residential	3 and 4 Stories	113
Building #3	71,709 SF	65 Residential	3 Stories	88
Building #4	7,800 SF	6 Residential	2 Stories	9
Building #5	10,400 SF	8 Residential	2 Stories	12
Building #6	7,800 SF	6 Residential	2 Stories	9
Building #7	7,800 SF	6 Residential	2 Stories	9

Summary  
9.8 Acres  
192,466 GSF  
166 Residential Units  
255 Parking Spaces



**COLBROOK FAMILY HOUSING**

**CHRIST CHURCH SENIOR HOUSING**

**HORNER FAMILY HOUSING**

Housing as a Community Priority by  
Cross-Sector Partners

Commitment to Equitable Policies &  
Development Strategies

Dedicated & Significant Capital Streams

Telling the true story of “us”

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Platform for Housing Success





My bosses...why I do what I do.

Thanks!!